131.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,291,500 / 1,291,500
					USE VALUE:	1,291,500 / 1,291,500
					ASSESSED:	1,291,500 / 1,291,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERNSTEIN DAVID J--ETAL
Owner 2:	BERNSTEIN MONICA DEBORAH
Owner 3:	
Street 1:	31 NORFOLK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,807 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 3455 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12807.000	567,700		723,800	1,291,500
Total Card	0.294	567,700		723,800	1,291,500
Total Parcel	0.294	567,700		723,800	1,291,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.83 | /Parcel: 373.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 84740
GIS Ref:
GIS Ref:
Insp Date: 10/20/17

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	567,600	0	12,807.	723,800	1,291,400	1,291,400	Year End Roll	12/18/2019
2019	101	FV	424,700	0	12,807.	764,000	1,188,700	1,188,700	Year End Roll	1/3/2019
2018	101	FV	424,700	0	12,807.	562,900	987,600	987,600	Year End Roll	12/20/2017
2017	101	FV	423,300	0	12,807.	538,800	962,100	962,100	Year End Roll	1/3/2017
2016	101	FV	423,300	0	12,807.	498,600	921,900	921,900	Year End	1/4/2016
2015	101	FV	399,300	0	12,807.	418,200	817,500	817,500	Year End Roll	12/11/2014
2014	101	FV	399,300	0	12,807.	408,500	807,800	807,800	Year End Roll	12/16/2013
2013	101	FV	399,300	0	12,807.	389,200	788,500	788,500		12/13/2012

!10284!

PRINT

Date	Time
12/11/20	00:36:40

LAST REV

Date	Time
11/06/17	09:57:55
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10284

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERNSTEIN DAVID	23250-458		6/1/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	84740
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2002	384	Addition	228,000	O		G4	GR FY04	EXPAND 1ST & 2ND F
5/27/1997	276	Re-Roof	12,000					REROOF/SHINGLE DOR
5/12/1994	190	Addition	50,000					5X23 ADDITION
4/30/1992	165	Redo Bas	7,300					REMODEL BSMT

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2017	Inspected	BS	Barbara S
8/30/2017	MEAS INT REF	HS	Hanne S
11/15/2008	Meas/Inspect	163	PATRIOT
11/2/1999	Meas/Inspect	243	PATRIOT
8/4/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12807		Sq. Ft.	Site		0	90.	0.63	10									723,794						723,800	

Total AC/HA:	0.29401	Total SF/SM:	12807	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 723,794	Spl Credit		Total:	723,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.01119709
Const Adj.:	1.00989902
Adj $ / SQ:	132.757
Other Features:	98606
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696453
Depreciation:	129540
Depreciated Total:	566912

COMMENTS

WHIRLPOOL=HOT TUB.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

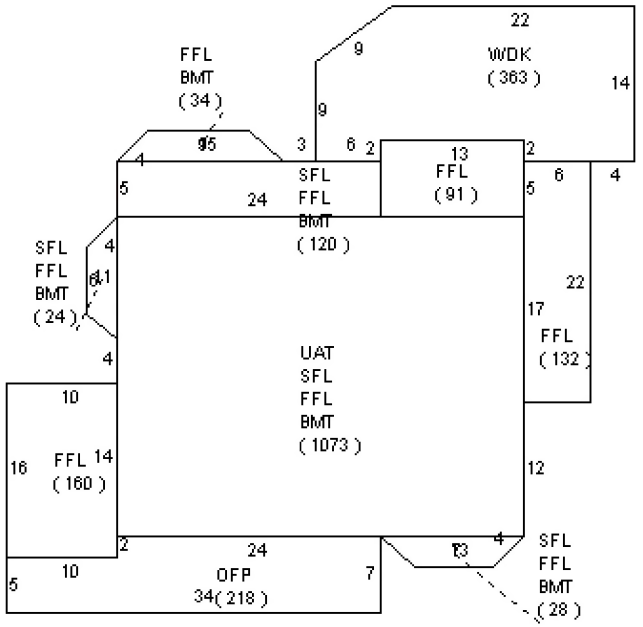
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.64
Special Features:	800	Val/Su Net:	112.75
Final Total:	567700	Val/Su SzAd	195.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,662	132.760	220,642
BMT	Basement	1,279	46.300	59,216
SFL	Second Floor	1,245	132.760	165,282
WDK	Deck	363	8.840	3,209
UAT	Upper Attic	268	86.960	23,326
OFP	Open Porch	218	24.310	5,299

Net Sketched Area:	5,035			Total:	476,974
Size Ad	2907	Gross Are	5840	FinArea	3455

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	C	
UAT	100	FLA	85	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						
96	Whirl Pool	D	S	1	2	A	AV	1990	500.00	T	23.2	101			800			800

More:	N	Total Yard Items:		Total Special Featues:	800	Total:	800